Karen Johnson Davidson County
Batch# 1254858 DEEDQC
04/01/2025 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250401-0024715

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Gregory F. Faulhaber and Julie C. Faulhaber, Trustee 304 Chippewa Circle Nashville, TN 37221	Same	155 10 0A 011.00

Quitclaim Deed to Trustee

Grantor: Julie C. Cox and husband, Gregory F. Faulhaber
Grantee: Gregory F. Faulhaber and Julie C. Faulhaber, Trustee of the Revocable Trust of Gregory F. Faulhaber and Julie C. Faulhaber, dated April 1, 2025

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 10, on the Plan of McCrory Trace Estates, of record in Plat Book 6900, Pages 720 thru 723, Surveyors Correction of record in Book 7825, Page 429, and amended in Deed Book 8233, Page 207, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 65.00 feet on the northeasterly side of Chippewa Circle and runs back 182.72 feet on the northwesterly line, which is a broken line, and 153.5 feet on the southeasterly line to a line in the rear which measures 41.45 feet thereon.

Being the same property conveyed to Julie C. Cox and husband, Gregory F. Faulhaber, by deed from Construction Associates, Inc., an Alabama Corporation, of record in Book 8325, Page 25, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 304 Chippewa Circle, Nashville, TN 37221.

Julie C. Cox and Julie C. Faulhaber are one and the same.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Julie C. Cox, Grantor

Gregory F. Faulhaber, Grantor

State of Tennessee
County of Sumner

On April 1, 2025, before me personally appeared Julie C. Cox, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Pati K. Bedwell
Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On April 1, 2025, before me personally appeared Gregory F. Faulhaber, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Pati K. Bedwell
Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Gregory F. Faulhaber, Trustee
Grantee

Sworn to and subscribed before me on April 1, 2025.

Pati K. Bedwell
Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Hope Campbell, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 1, 2025.

Signature

4/1/25

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on April 1, 2025.

Notary's Signature
My Commission Expires: 4/26/2027

